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Doc# 1934315051 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 12/09/2019 03:13 PM PG: 1 OF 3

Instrument Prepared by and
after Recording,
MAIL TO:
LESTER N. ARNOLD
Attorney at law
493 Mission Street
Carol Stream, IL 60188

SATISFACTION & RELEASE OF MORTGAGE AND ASSIGNMENT OF RENTS

On this 7th day of November, 2019, KNOW BY THESE PRESENTS, for good and valuable consideration acknowledged received plus the sum of Ten Dollars & no/100 (\$10.00):

Now, the Mortgagee of record, namely, JDK & Associates, Inc., an Illinois corporation ("Mortgagee") for itself and its successors and/or assigns, whose address for purposes hereof, is 684 Bradwell Rd., Barrington, Illinois 60010, DOES HEREBY DECLARE and CERTIFY the receipt of sufficient payment and consideration, to give consent and agree to and does hereby present to the Mortgagor of record, namely, TKVD, Inc., an Illinois corporation, for itself and its successors and/or assigns, whose address for purposes hereof, is 4100 W. Gladys Ave., Chicago, IL 60624, this duly signed and executed Satisfaction and Release of and as to that certain MORTGAGE AND ASSIGNMENT OF RENTS instrument or document dated July 21, 2017, and recorded in the Office of the Cook County Recorder's Office, Cook County, State of Illinois, as Document No. 1720918055 recorded July 28, 2017, in the Principal Sum of One Hundred Thirty Thousand Dollars (\$130,000), the original Note ("Note") indebtedness of principal ("Principal") bearing interest therein set forth, herein and thereby intending to cause and consent to the full discharge, release and satisfaction of the identified Mortgage and Assignment of Rents, sufficient consideration including the parties having entered into a certain unsecured Loan Modification Agreement with accompanying New Note ("New Note") which New Note evidences Borrower's obligation to repay amounts advanced by Lender.

Therefore, the Mortgagee identified herein and in the recorded Mortgage and Assignment of Rents dated July 21, 2017, recorded as Cook County Recorder's Office Document no. 1720918055 recorded July 28, 2017, which has not been assigned of record, DOES HEREBY consent and declare the Release, Discharge, Relinquishment, Satisfaction, and Set-Over to the Mortgagor herein and therein identified, the Mortgagor's rights, entitlements and interests in and to the above-identified recorded Mortgage and Assignment of Rents and its collateral security interests in that certain real estate commonly known as 3957 W. Polk Street, Chicago, Illinois 60624, (PIN: 16-14-313-001-0000 & 16-14-313-002-0000) and legally described in Exhibit A attached hereto and made a part hereof, together with its improvements situated thereon, and pertinent easements, rights, appurtenances and fixtures attached thereto, then existing and/or now existing, including replacements if any.

IN WITNESS WHEREOF, said Mortgagee has executed this Satisfaction and Release of Mortgage and Assignment of Rents as of the day and year first written above.

MORTGAGEE:
JDK & ASSOCIATES, INC.

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An Illinois corporation.
By: *Kenneth N. Heim*
Kenneth N. Heim, as President

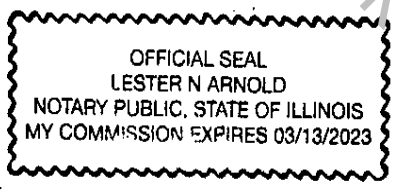
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

The undersigned, a Notary Public, in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Kenneth N. Heim as President of the Mortgagee JDK & Associates, Inc., and Illinois corporation, is personally known to me to the same person and in the same official capacity whose name is subscribed to the foregoing instrument and he personally and in such stated capacity, appeared before me this day in person and acknowledged that he signed and delivered the said instrument in the capacity stated and declared, as his own free and voluntary act, and the free and voluntary act of the entity, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

GIVEN under my hand and notarial seal this 21st day of November, 2019.

By: *Lester N. Arnold*
Notary Public

(SEAL)



Notary Public
Cook County Clerk's Office

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Exhibit A

LEGAL DESCRIPTION

Parcel 1:

The North 25.45 feet of Lots 1 and 2 in Cummings Garfield Boulevard Addition, a Subdivision of Lot 2 in Block 3 and Lot 2 in Block 4 of Circuit Court Partition being a Subdivision of the West 1/2 of the Southwest 1/4 of Section 14, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

PIN: 16-14-313-001-0000

Property Address: 3957 W. Polk Street, Chicago, Illinois 60624

Parcel 2:

The North 25.45 feet of Lot 3 in Cummings Garfield Boulevard Addition, a Subdivision of Lot 2 in Block 3 and Lot 2 in Block 4 of Circuit Court Partition being a Subdivision of the West 1/2 of the Southwest 1/4 of Section 14, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

PIN: 16-14-313-002-0000

Property Address: 3953 W. Polk Street, Chicago, Illinois 60624

Property of Cook County Clerk's Office